

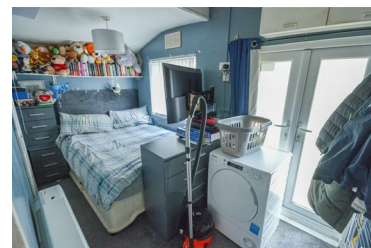


Tower Estate Point Clear Bay, CO16 8NG

Sheen's Estate Agents are pleased to offer for sale this FULLY RESIDENTIAL, FREEHOLD ONE BEDROOM PART TIMBER FRAMED DETACHED BUNGALOW located in the Tower Estate area of Point Clear Bay on the Essex coast. An internal inspection is highly advised to appreciate the accommodation on offer.

- 12'8 x 6'5 Bedroom
- 13'4 x 12'4 Lounge
- 9'3 x 6'7 Kitchen
- Wet Room
- Fully Double Glazed
- Electric Heating (n/t)
- Full Residential Status
- Freehold
- Council Tax Band A
- EPC Rating E

Price £80,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE PORCH

Open access to;

KITCHEN

9'3 x 6'7

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap, Inset four ring electric hob with extractor hood above (not tested). Inset oven. Space and plumbing for washing machine. Space for fridge and freezer. Selection of wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Double glazed window to side. Sliding door leading to;



LOUNGE

13'4 x 12'4

Wall mounted electric feature fireplace (not tested). Double glazed windows to front and side. Open access to;



BEDROOM

12'8 x 6'5

Built in storage. Wall mounted electric storage heater (not tested). Double glazed window to rear. UPVC double glazed French doors leading to the outside rear. Door to;



WET ROOM

Comprises; Low level W.C. Pedestal hand wash sink basin. Walk-in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Part tiled. Heated towel rail (not tested). Double glazed window to rear.



OUTSIDE

Patio paved area. Allocated space for one vehicle. One wooden storage shed. Side pedestrian access to rear.



AGENTS NOTES

For the possibility to attain a mortgage you would have to seek advice from a regulated mortgage broker as the property construction is: Part Timber Framed.

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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): Yes

Non-Standard Property Features To Note: Part Timber Framed Part Brick Built

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of

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fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA

☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

